

PLAT NO. S/D 74-85 MAP NO. 6051

NAME COMOTARA BUSINESS PARK

LOCATION South of 37th St. North between Rock Rd.  
and Webb Road.

ENGINEER Van Doren-Hazard-Stallings

OWNER Wichita Land Company

APPLICATION FILED 7-8-74

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 7-8-74

S/D ACTION 7-18-74 Approved

FINAL FILED 7-22-74

S/D ACTION 8-1-74 Approved

MAPC ACTION 8-8-74 Approved

BCC ACTION 10-22-74 Approved

RECORDED 12-4-74

REMARKS \_\_\_\_\_

S/D 74-85 - COMOTARA BUSINESS PARK  
South of 37th St. North between  
Rock Rd. & Webb Rd.

*POSTED*  
*7-10-74*

ACTION

	DATE
S/D COMMITTEE	7-18-74
<i>Presim. Approved</i>	
<i>Final Approved</i>	8-1-74
M.A.P.C.	8-8-74
<i>Approved</i>	
B.C.C./ <del>    </del>	10-22-74
<i>Approved</i>	

Map No. 6051  
Sec. No. 32  
Twp. No. 26S  
Range 1E

Subdivision Report and Progress  
S/D No.: 74-85

Name: COMOTARA BUSINESS PARK

General Location: South of 37th St. North between Rock Rd. & Webb Rd.

Owner: Wichita Land Company  
Address: 260 N. Rock Rd., Suite 245 Phone: 685-4318  
Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Engineer/Surveyor: Van Doren-Hazard-Stallings  
Address: 260 N. Rock Rd. Suite 250 Phone: 686-7303

Application Received 7-8-74  
Conf. with Applicant none  
Sketch Plat Received none  
Present Zoning AA & LC  
Proposed Zoning E  
Letter of Intent none

FINAL PLAT RECEIVED 7-22-74  
S/D Comm. Action 8-1-74 App.

Dept. Report on Final 8-2-74  
M.A.P.C. ACTION 8-8-74 App.  
Dept. Report on Final 8-9-74

PREL. PLAT RECEIVED 7-8-74  
S/D Comm. Action 7-18-74 App.  
Dept. Report on Prel. 7-19-74

~~Letter on Irons Received N/A~~  
Title/Taxes Rec'd & Reviewed 8-26-74  
Final Review 10-16-74  
Referral to B.C.C. 10-17-74

B.C.C. ACTION 10-22-74 App.  
Recorded 12-4-74

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

Z-1648 Associated Zone Case AA & LC to E  
10/17/74 print for MFC

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

Ⓟ  
12-9-74  
CH

COMOTARA BUSINESS PARK ADDITION was  
filed for record on DEC. 4, 1974

John Hale  
Register Of Deeds

T9-328

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent  
Central Inspection Division

DATE

ZERO  
in  
ON SAFETY  
PHASE II

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division

FROM John J. Riddel, Building Plans Examiner

SUBJECT W 205.33' of Lot 2  
BLK 1 - LOTTS COMOTARA  
BUSINESS PARK ADDN

BUSINESS

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 3207 (e)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, riprap may be required." (Section 7012 (d)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be deposited onto public property.

John J. Riddel

Nov. 25, 1974

TO: John Riddel, Bldg. Plans Ex.

FROM: M. S. Mitchell

Subject: See above

Reference is made to my endorsement to your memorandum of September 19th regarding a plot plan for subject project. After several discussions with the owners and contractors, I have been given a revised Sheet 1 for review. Of the three items to which I objected on the earlier plot plan, the revised sheet has made possible the following comments:

- 1) The area drainage system does conform to that shown on the approved drainage plan and the 25 ft. drainage and utility easement along the south property line is delineated. Runoff from roof drains is handled according to a note placed on the revised plan that "Water from roof to drain across parking lot and out curb cuts and into gutters in street".

The line defining the west 205.33 ft. of Lot 2 which is located approximately 5 ft. east of the building is still shown as a property line; however, I am assured that it is not a property line but merely a phase construction boundary line.

With these revisions, the plot plan is approved.



M. S. Mitchell,  
Ass't. Superintendent of  
Public Works

MSM/glm cc: G. H. Wilton ... Van Doren, etc. Comotara Bus. Pk. Addn, E1

October 17, 1974

Mr. Guy Gibson,  
Chief Engineer  
Division of Water Resources  
10th Floor  
State Office Bldg.  
Topeka, Kansas 66612

Subject: Wichita Land Company Lake Permits  
Section 32, T26S, R2E, Sedwick  
County, Kansas (Comotara Business  
Park)

Dear Mr. Gibson:

Reference is made to our telephone conversation of the morning of the 16th in which we discussed plans submitted to you by Van Doren-Hazard-Stallings on October 11; and to earlier plans and computations. I have reviewed the final plans and find that they are in more detail and provide better protection than the structures shown on preliminary plans. The lakes and structures as presented on the final plans are well within the design guide lines used by the City of Wichita and are approved on that basis.

If further information or discussion is desired, please advise.

Yours truly,

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/Lm

cc: G. H. Wilton  
Central Inspection - John Riddel  
Jack Galbraith, MAPD  
John Lumblade-Van Doren, etc.  
Comotara Business Park Addn. Plat File



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-85 Name COMOTARA BUSINESS PARK  
 Application & Sketch Filed: 7-8-74  
 Preliminary Plat Filed: 7-8-74 Approved by S/D: 7-18-74  
 Final Plat Filed: 7-22-74 Approved by S/D: 8-1-74  
 Approved by Metropolitan Area Planning Commission: 8-8-74

DESCRIPTION

General Location: South of 37th Street North be-  
tween Rock Road and Webb Road

Surveyor or Engineer: VanDoren-Hazard-Stallings  
 Owner: Wichita Land Company  
 Address: 260 North Rock Road, Suite 245

1. Gross Acreage of Plat <u>363</u>	6. Access Control	
2. Number of Lots:	St. <u>Rock Road</u>	No. Openings <u>0</u>
Residential _____	St. <u>37th St. No.</u>	No. Openings <u>0</u>
Commercial _____	St. <u>Webb Road</u>	No. Openings <u>0</u>
Industrial <u>18</u>	7. Req'd Improvements	
Other _____	St. Paving <u>X</u>	Water <u>X</u>
Total Number of Lots: <u>18</u>	Sidewalk _____	Drainage _____
3. Minimum Lot Area: <u>3.0</u> Acres	Sewer <u>X</u>	Other _____
4. Existing Zoning <u>"R-1"</u>	(Sanitary & Storm)	
5. Special Problems Discussed _____		

Valid petitions have been submitted guaranteeing the paving of all interior streets, the paving of an accel-decel lane on Rock Road, and the construction of storm and sanitary sewers to serve subject property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant shall complete arrangements with the Division of Water Resources, Kansas State Board of Agriculture, for permits for the pond dams, or submit for approval a revised drainage plan if the dams are not to be retained.
- B. Any relocation or reconstruction of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Hill moved, Kamen seconded and it carried unanimously. (Blakey and Rising absent.)

NOTE: The associated zone case Z-1648 has been approved by the Board of City Commissioners on August 27, 1974, subject to platting.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing cost of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

**THE CITY OF WICHITA**

**OFFICE OF WATER DEPARTMENT**

**DATE** October 16, 1974



**ON SAFETY  
PHASE II**

**TO** Jack H. Galbraith, Chief Planner

**FROM** Bill H. Otten, Chief Engineer-Water Engineering

**SUBJECT** Comotara Business Park.

The plattors of Comotara Business Park have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten  
Chief Engineer-Water Engineering

BHO:ak

cc: John D. Wynkoop, Director of Water

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, The Wichita Land Company, owner and plat-  
tor of COMOTARA BUSINESS PARK Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Streets
2. Sanitary sewer
3. Storm water
4. Water
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-  
provements, lots within COMOTARA BUSINESS PARK Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 21st day of August, 1974.

Wichita Land Company

Earl R. Williams

by Earl R. Williams, Vice President

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 21st day of August,  
1974, before me, a notary public in and for said County and State,  
came Earl R. Williams, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Mary Anne Faul  
Notary Public

My Commission Expires:  
Sept. 5, 1976

MARY ANNE FAUL  
Notary Public, State of Kansas, Mo., Co.  
My Commission Expires February 23, 1976

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent  
Central Inspection Division

DATE September 19, 1974

ZERO  
000

ON SAFETY  
PHASE II

TO M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division  
FROM John J. Riddel, Building Plans Examiner

SUBJECT Building plans for J. C. Penny Warehouse  
Lot 2, Block 1, Comotara Business Park

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 5207 (e)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, masonry may be required." (Section 7012 (d)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be deposited onto public property.

*John J. Riddel*

Sept. 20, 1974

TO: John Riddel, Bldg. Plans Ex.  
FROM: M. S. Mitchell

Subject: See above

The plot plan shows the site to be only the west 205.33 feet of Lot 2, Block 1 which would indicate a split of a yet to be finalized lot. The east line of the proposed building is only 5.33 feet from that split lot line. The area drainage system shown on the plot plan does not conform to the "Drainage Plan" approved as a condition of platting. I find no details to show that roof drainage is carried to the approved public drainageway.

*M. S. Mitchell*  
M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance



MSM/glm

cc: G. H. Wilton  
Jack Galbraith, MAPD  
Van Doren, Hazard, Stallings  
Comotara Business Park addn. Plat File

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works Maint. DATE Sept. 13, 1974



ON SAFETY  
PHASE II

TO Jack Galbraith, Chief Planner, MAPD  
FROM M. S. Mitchell

SUBJECT - Comotara Business Park Adn.

Reference is made to my request before the Subdivision Committee for a drainage system plan for subject plat. Please be advised that the applicant's engineer has submitted a plan, profiles and computations for a system which employs underground, open channels adjacent to roadways, open channels along common lot lines and existing dams and ponds.

The system design is approved, subject to the applicant completing arrangements with the Division of Water Resources, Kansas State Board of Agriculture for permits for the pond dams, or revising the system if the dams are not to be retained. As far as I am able to determine, guarantees for construction of the drainage system which were furnished the City Engineer were estimated using these plans.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Comotara Business Park Adn. Plat File  
Van Doren-Hazard-Stallings, 260 No. Rock Rd.



September 5, 1974

Mr. Leslie Unruh  
3347 North Webb Road  
Wichita, Kansas 67226

Subject: Future Improvement of Webb Road

Dear Mr. Unruh:

The enclosed copy of the Comotara Business Park plat illustrates the boundaries of our park and how your property relates to this phase of our development. The platting process requires an additional 30' of dedicated right-of-way along the west side of Webb road to accommodate the future improvement of Webb Road.

We have made the appropriate dedication of right-of-way along our ownership. This same additional 30' (making a total of 60' from center line) will be requested of your property. We believe the proposed improvement of Webb Road will increase the value of your property.

We appreciate your cooperation in this matter. If further detail is required please call me or Curtis Newby of the City of Wichita, Metropolitan Area Planning Department.

Sincerely,

Phil Snodgrass

PS:et

cc: Curtis Newby





ARCHITECTS - ENGINEERS

**VAN DOREN - HAZARD - STALLINGS**

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

*Curt*

August 23, 1974

Mr. M. S. Mitchell  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Re: COMOTARA BUSINESS PARK - Final Plat  
Our Job No: 4-074-004-A0

Dear Mr. Mitchell:

Please find enclosed copies of the Comotara Business Park drainage study showing lot grading, drainage swale easements and profiles along with expected flow quantities. This is being submitted to fulfill the requirements set forth by the Subdivision Committee of the Metropolitan Area Planning Commission under items N, O and S.

Sincerely,

*Kenneth H. Bengtson*

Kenneth H. Bengtson

KHB:jad  
Enclosures  
cc: Metropolitan Area Planning  
Commission



# CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

*Alvin W. Long*  
President.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AMherst 7-8371

ATTEST:

*Chester C. McCullough*  
Secretary.

*Roger D. Lull*  
Authorized Signatory



#### STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

#### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

**A.L.T.A. COMMITMENT**

FORM 3361

**SCHEDULE A**

**Number**  
217077

**Effective Date**  
August 23, 1974 at 7:00 A. M.

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 \$

Proposed Insured:

CITY OF WICHITA

LOAN: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

WICHITA LAND COMPANY, A PENNSYLVANIA CORPORATION.

3. The land referred to in the Commitment is described in Schedule C.

**SCHEDULE B — Section 1**

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

NONE.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. None Due. Year 1973 and prior paid in full.

4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

A.L.T.A. COMMITMENT

SCHEDULE B — continued

FORM 3382

Number  
217077

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. Right of way easement to Rural Water District No. 1 over a portion of captioned property described as the East 25 feet of captioned property as created by instruments filed in Book Misc. 656, Page 389; Book Misc. 656, Page 554; Book Misc. 656, Page 555; and Book Misc. 657, Page 61.
5. Pipeline right of way over the East 55 feet of the Northeast Quarter of Sec. 32, to Cities Service Gas Company as created by instruments filed in Book Misc. 235, Page 599 and Book Misc. 362, Page 421 and Book Misc. 363, Page 17 which said instruments also provide for a building setback line of 75 feet from the East line of said quarter section. ?
6. Pipeline right of way over 33 feet either side of the following described line: beginning at a point 46 feet west of the northeast corner of the Southeast Quarter of Section 32; and extending thence directly to a point 57 feet west of the southeast corner of said Southeast Quarter of Section 32, to Cities Service Gas Company as created by instruments filed in Book Misc. 236, Page 195 and Book 48, Page 620, which said instruments also provide for a building setback line of 50 feet from the center of said pipeline as aforesaid.
7. Urban Easement Grant over the East 5 feet of the West 55 feet of that part of captioned property lying in the Northwest Quarter of Section 32 to Kansas Gas and Electric Company as created by instrument filed in Book 62, Page 398.

(Schedule B continued)  
Section 2

Policy Number \_\_\_\_\_  
Owners

Policy Number \_\_\_\_\_  
Loan

Commitment #217077

8. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973 as Document No. 145250 in Book 50, Page 723.
9. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973 as Document No. 152374 in Book 57, Page 1437.
10. Second Supplemental First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National City Bank, filed November 1, 1973 as Document No. 173168 in Book 80, Page 323.
11. Mortgage dated October 15, 1973, executed by Wichita Land Company to First National City Bank, filed December 7, 1973 as Document No. 176600 in Book 83, Page 1281.

## A.L.T.A. COMMITMENT

## SCHEDULE C

FORM 3383

Number

The land referred to in this Commitment is described as follows:

Beginning at a point on the south line of the Northwest quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, said point being on the east line of Rock Road and also being 50.00 feet east of the southwest corner of said Northwest quarter; thence along said east line bearing N 1° 05' 19" W, 1432.30 feet to the south line of 35th Street North; thence along said south line, bearing N 89° 07' 32" E, 1137.81 feet; thence continuing along said south line along a curve to the right with a radius of 461.81 feet, an arc length of 362.70 feet and a central angle of 45° 00' 00" to the east line extended of Comotara Industrial Park Lot "A"; thence along said east line and east line extended bearing N 44° 07' 32" E, 332.71 feet, thence continuing along said east line bearing N 1° 05' 19" W, 1070.00 feet to a point on the south line of 37th Street North; thence along said south line bearing N 89° 07' 32" E, 3342.37 feet to a point 209.00 feet west of the east line of the Northeast quarter of said Section 32, thence parallel with said east line bearing S 1° 05' 53" E, 158.00 feet; thence parallel with the north line of said Northeast quarter bearing N 89° 07' 32" E, 179.00 feet to a point on the west line of Webb Road; thence along said west line bearing S 1° 05' 53" E, 2450.92 feet to the south line of said Northeast quarter; thence along said south line bearing S 89° 16' 27" W, 387.42 feet; thence parallel with the east line of the Southeast quarter of said Section 32, bearing S 1° 05' 53" E, 417.42 feet; thence parallel with the north line of said Southeast quarter bearing N 89° 16' 27" E, 387.42 feet to a point on the west line of Webb Road; thence along said west line bearing S 1° 05' 53" E, 325.58 feet; thence parallel with the north line of the Southeast quarter bearing S 89° 16' 27" W, 930.00 feet; thence N 85° 00' 55" W, 150.75 feet; thence parallel with the north line of said Southeast quarter bearing S 89° 16' 27" W, 1761.76 feet; thence along a curve to the right with a radius of 393.10 feet, an arc length of 308.72 feet and a central angle of 45° 00' 00"; thence N 45° 43' 33" W, 265.69 feet; thence along a curve to the right with a radius of 393.10 feet; an arc length of 306.24 feet and a central angle of 44° 38' 15"; thence parallel with the west line of the Northwest quarter of said Section 32 bearing N 1° 05' 19" W, 154.31 feet to a point on the south line of said Northwest quarter; thence along said south line bearing S 89° 07' 21" W, 1802.45 feet to the point of beginning.



COMOTARA

August 6, 1974

Mr. A. A. Snider  
Southwestern Bell Telephone Co.  
P. O. Box 2579  
Wichita, Kansas 67202

Re: Comotara Business Park

Dear Mr. Snider:

The Wichita Land Company is presently developing the new Comotara Business Park near the present National Cash Register Plant at 37th Street North and Rock Road.

We are planning to utilize underground telephone lines to serve the entire development and would be happy to meet with your representatives as soon as possible to establish the location of telephone lines and any easements that will be required for their installation.

Sincerely,

Earl Williams  
Vice President

EW:et

cc: Metropolitan Area Planning Department  
Tom Cushman





COMOTARA

August 6, 1974

Mr. Robert Armstrong  
KG&E The Electric Company  
P. O. Box 208  
Wichita, Kansas 67202

Re: Comotara Business Park

Dear Mr. Armstrong:

The Wichita Land Company is presently developing the new Comotara Business Park near the present National Cash Register Plant at 37th Street North and Rock Road.

We are planning to utilize underground power lines to serve the entire development and would be happy to meet with your representatives as soon as possible to establish the location of power lines and any easements that will be required for their installation.

Sincerely,

Earl Williams  
Vice President

EW:et

cc: Metropolitan Area Planning Department  
Tom Cushman



August 9, 1974

Van Doren-Hazard-Stallings  
Suite 250, 260 North Rock Road  
Wichita, Kansas 67206

Re: S/D 74-85 - Final Plat of  
COMOTARA BUSINESS PARK

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 1974, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of August 2, 1974.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
  2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- JHG* Certification by an attorney that fee title is vested in the platator.
- JHG* Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Wichita Land Company, Suite 245, 260 North Rock Road 67206  
Keith Parker, Architect, 1021 East Waterman 67211  
Dean Sellers, Assistant City Engineer

August 2, 1974

Van Doren-Hazard-Stallings  
260 North Rock Road, Suite 250  
Wichita, Kansas 67206

Re: S/D 74-85 - Final Plat of  
COMOTARA BUSINESS PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 1, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- OK* *see zone case 2-1648*  
Approval of this plat is subject to the applicant receiving approval of an "E" Light Industrial zone change.
- P.* Full right-of-way for the intersection of 37th Street North and Webb Road shall be included in this plat. The Engineering Division of the Department of Public Works should be contacted regarding right-of-way geometrics, method of guarantee for improvements, etc.
- OK* The applicant shall attempt to obtain by separate instrument the right-of-way for the west half of Webb Road from the exception to the plat just north of 33rd Street North.
- P.* The applicant shall submit a letter of intent to KGE and Southwestern Bell Telephone Company stating that prior to development of subject property, said utility companies will be contacted regarding utility location, and shall provide the necessary easements for same. The applicant shall also state in his letter that the utilities are to be installed underground.
- petition*  
The applicant shall guarantee the paving of a deceleration lane on the east side of Rock Road for a distance of 200 feet south of 35th Street North. The Traffic Engineering Division of the Department of Public Works shall be contacted regarding this matter.

August 2, 1974

Page 2

*petition*

*ok* The applicant shall guarantee the paving of all interior streets.

*ok* The building setback line from the southwest corner of Lot 1, Block 1, shall be labeled as a "temporary building setback line" on the plat. Said setback shall remain in effect for a period of three years.

H. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate names for all interior streets and the cul-de-sac.

*I* Any lowering or relocating of the existing 16-inch Cities Service pipeline adjacent to the west line of Webb Road in connection with the development of subject plat, shall be at the applicant's expense.

*ok* The appropriate easement for the 16-inch Cities Service pipeline adjacent to the west line of Webb Road shall be indicated on the plat.

*see memo from Mitchell*  
K. If intended to retain the existing ponds on Lot 1, Block 1, and Lot 3, Block 3, the applicant shall furnish evidence to the Maintenance-Flood Control Office that a State Board of Water Resources permit has been obtained for said ponds.

L. The applicant shall guarantee the extension of water to serve subject property.

M. The portion of the street dedication for Webb Road in the vicinity of the airplane hangers to the east of subject property, may be shifted 10 feet to the west, or in lieu thereof the portions of the airplane hangers extending into the proposed Webb Road right-of-way, shall be removed prior to recording of the final plat.

*see memo from Mitchell*  
N. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

O. The applicant shall also contact M. S. Mitchell relative to some of the dimensions indicated on the plat.

*P* Any relocation or reconstruction of existing utilities as a result of this plat shall be at the sole expense of the applicant.

August 2, 1974  
Page 3

*petition*

The applicant shall guarantee the extension of sanitary sewer to serve subject property.

R. The applicant shall be advised that no lots shall be developed until the streets to serve said plots are paved.

*See memo from Mitchell*  
S. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to making satisfactory arrangements and/or guarantee for an adequate drainage system for subject property.

T. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 8, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rms  
Enclosure

cc: Wichita Land Company  
260 North Rock Road, Suite 245, 67206

Mr. Keith Parker, Architect  
1021 East Waterman, 67211

Dean Sellers, Assistant City Engineer



ARCHITECTS - ENGINEERS

**VAN DOREN - HAZARD - STALLINGS**

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

July 19, 1974

Re: Comotara Business Park  
Relocation of Intersection  
at 37th St. and Webb Rd.  
Our Job No. 4-074-004-AO

Mr. R. W. Linn  
Wichita City Engineer  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Linn:

Submitted herewith for your review, is a solution to the problem of the ultimate expansion of the intersection of 37th St. North and Webb Road to a four lane facility with provisions for acceleration and deceleration lanes. This plan provides for shifting 37th Street to the north and Webb Road to the east so that the existing cemetery at the southwest corner will not have to be disturbed.

This study was made at the request of the Subdivision Committee of the Metropolitan Area Planning Commission in connection with the Preliminary Plat for COMOTARA BUSINESS PARK.

Very truly yours,

*John E. Lundblade*

John E. Lundblade

cc: Lakin, M.A.P.D. ✓  
Graves, Traffic Engineer  
McClure, County Engineer  
Wichita Land Co.



FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-85 Name COMOTARA BUSINESS PARK  
Date Application Rec'd. 7-9-74 Preliminary Approval 7-18-74  
Scheduled S/D Meeting 8-1-74

DESCRIPTION

General Location South of 37th Street North between Rock Road  
and Webb Road.  
Owner Wichita Land Company  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address 260 North Rock Road, Suite 250 Phone 686-7303

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>363</u>                                 | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:  | a. <u>100</u> R/W <u>900</u> ft.       |
| Residential _____   | b. <u>70</u> R/W <u>6100</u> ft.       |
| Commercial _____  | c. _____ R/W _____ ft.                 |
| Industrial <u>18</u>  | d. _____ R/W _____ ft.                 |
| Other _____   | e. _____ R/W _____ ft.                 |
| Total Number of Lots <u>18</u>                                      | TOTAL <u>7000</u> ft.                  |
| 3. Minimum Lot Frontage <u>112.80</u> ft.                           | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>130,640</u> sq.ft.                           | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u>                                       |  |
| 6. Proposed Zoning <u>E</u>   |  |
| 9. Public Water Supply No (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers No (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No)    |  |
| 12. City of Wichita _____; Three-Mile Area <u>X</u>                 |  |

STAFF COMMENTS:

- A. Approval of this plat is subject to the applicant receiving approval of an "E" light industrial zone change.
- B. Full right-of-way for the intersection of 37th Street North and Webb Road shall either be included in this plat or dedicated by separate instrument. The Engineering Division of the Department of Public Works should be contacted regarding right-of-way geometrics, method of guarantee, etc.
- C. The applicant shall attempt to obtain the right-of-way for the west half of Webb Road from the exception to the plat just north of 33rd Street North.
- D. The applicant shall guarantee the paving of all interior streets.
- E. The building setback line from the southwest corner of Lot 1, Block 1, shall be labeled as a "temporary building setback line" on the plat.
- F. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate names for all interior streets and the cul-de-sac.
- G. Any lowering or relocation of the existing 16-inch Cities Service Pipeline adjacent to the west line of subject property in connection with the development of subject plat, shall be at the applicant's expense.
- H. The appropriate easement for the 16-inch Cities Service pipeline adjacent to the west side of Webb Road, shall be indicated on the plat.
- I. If intended to retain the existing ponds on Lot 1, Block 1 and Lot 3, Block 3, the applicant shall furnish evidence to the Maintenance-Flood Control Office that a State Board of Water Resources permit has been obtained for said ponds.
- J. The applicant shall guarantee the extension of water to serve subject property.

- K. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- L. The applicant shall be advised that no lots shall be developed until the streets to serve said lots are paved.
- M. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to making satisfactory arrangements and/or guarantee for an adequate drainage system for subject property.
- N. The applicant shall install or guarantee the paving of all interior streets.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.



ARCHITECTS - ENGINEERS

**VAN DOREN - HAZARD - STALLINGS**

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

July 22, 1974

Re: Comotara Business Park  
Final Plat  
Our Job No. 4-074-004-A0

Wichita-Sedwick County  
Metropolitan Area Planning Dept.  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are 29 copies of  
the final plat of COMOTARA BUSINESS PARK.

Very truly yours,

John E. Lundblade

JEL:et

July 22, 1974

Van Doren-Hazard-Stallings  
260 North Rock Road - Suite 250  
Wichita, Kansas 67206

Re: S/D 74-85 - Preliminary Plat  
of COMOTARA BUSINESS PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 18, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final Plat, subject to the following:

- A. Approval of this plat is subject to the applicant receiving approval of an "E" light industrial zone change.
- B. Full right-of-way for the intersection of 37th Street North and Webb Road shall either be included in this plat or dedicated by separate instrument. The Engineering Division of the Department of Public Works should be contacted regarding right-of-way geometrics, method of guarantee, etc.
- C. The applicant shall attempt to obtain the right-of-way for Webb Road for the exception from the plat as indicated on this preliminary plat.
- D. A 35 foot building setback from all street rights-of-way shall be indicated on all Lots.
- E. Appropriate Block numbers or letters shall be indicated on the plat.
- F. The applicant shall guarantee the paving of all interior streets including the cul-de-sac.
- G. The prefix "North" shall be deleted from Rock Road and Webb Road.

July 22, 1974  
Page 2

- H. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate names for all interior streets and the cul-de-sac.
- I. Any lowering or relocation of the existing 16-inch Cities Service Pipeline adjacent to the west line of subject property in connection with the development of subject plat, shall be at the applicant's expense.
- J. The appropriate easement for the 16-inch Cities Service pipeline adjacent to the west side of Webb Road, shall be indicated on the plat.
- K. If it is intended to retain the existing ponds on proposed Lots 1 and 14, the applicant shall furnish evidence to the Maintenance-Flood Control Office that a State Board of Water Resources permit has been obtained for said ponds.
- L. The applicant shall guarantee the extension of water to serve subject property.
- M. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- N. The applicant shall be advised that no lots shall be developed until streets are paved to serve said lots.
- O. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to making satisfactory arrangements and/or guarantee for an adequate drainage system for subject property.
- P. A temporary building setback line shall be indicated on Lot 1 adjacent to Rock Road as indicated on the marked "engineers" copy of the preliminary plat. It will be necessary that a separate instrument be prepared by the applicant which shall define said setback and contain conditions by which it is to remain in effect and/or can be terminated. The applicant should contact the Planning Department regarding this matter.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

July 22, 1974  
Page 3

If you should have any questions concerning this matter, please  
call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Wichita Land Company  
260 North Rock Road - Suite 245  
67206

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-85 Name COMOTARA BUSINESS PARK  
Date Application Rec'd. 7-9-74 Preliminary Approval  
Scheduled S/D Meeting 7-18-74

DESCRIPTION

General Location South of 37th Street North between Rock Road  
and Webb Road  
Owner Wichita Land Company  
Surveyor/Engineer Van Doren-Hazard-Stallings  
Address 260 North Rock Road, Suite 250 Phone 686-7303

- |                          |                             |  |                 |
|--------------------------|-----------------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>363</u>                  | 7. Lineal Feet of New Streets:                                     |                 |
| 2. Number of Lots:       |                             | a. <u>100</u> R/W <u>900</u> ft.                                   |                 |
| Residential              | <u>                    </u> | b. <u>70</u> R/W <u>6100</u> ft.                                   |                 |
| Commercial               | <u>                    </u> | c. <u>                    </u> R/W <u>                    </u> ft. |                 |
| Industrial               | <u>19</u>                   | d. <u>                    </u> R/W <u>                    </u> ft. |                 |
| Other                    | <u>                    </u> | e. <u>                    </u> R/W <u>                    </u> ft. |                 |
| Total Number of Lots     | <u>19</u>                   | TOTAL <u>                    </u> 7000 ft.                         |                 |
| 3. Minimum Lot Frontage  | <u>284</u> ft.              | 8. Sidewalk adjacent to all streets?                               | <u>yes X no</u> |
| 4. Minimum Lot Area      | <u>130,640</u> sq. ft.      |  |                 |
| 5. Existing Zoning       | <u>R-1</u>                  |  |                 |
| 6. Proposed Zoning       | <u>E</u>                    |  |                 |
9. Public Water Supply No (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers No (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable)                      (Yes-No)  
12. City of Wichita                     : Three-Mile Area X

STAFF COMMENTS:

- A. A portion of the area included in this preliminary plat had been submitted as a sketch plat entitled "Comotara Second Industrial Park". That case has been closed with the submission of this plat.
- B. Approval of this plat is subject to the applicant receiving approval of an "E" light industrial zone change.
- C. The ordinance annexing subject property has been adopted by the Board of City Commissioners and will become effective on August 7, 1974.
- D. 75 feet of half-street right-of-way shall be indicated for 37th Street North and Webb Road for a distance of 250 feet from the intersection of the center lines and tapering to 50 feet of half-street right-of-way at a distance of 350 feet from the intersection of the center lines.
- E. Access controls to be indicated on the plat shall be discussed at the Subdivision Committee meeting. It is recommended that complete access control be required on Lot 1 adjacent to Rock Road and on Lots 10 and 11 adjacent to 37th Street North.
- F. The narrow portion of Lot 6 lying south of Lots 12, 17 and 18 shall be omitted from the plat by shifting the right-of-way for the east-west street further south.
- G. The applicant shall guarantee the paving of all interior streets including the cul-de-sacs.
- H. The prefix "North" shall be deleted from Rock Road and Webb Road.
- I. The applicant shall contact Tim Cain of the Department of Public Works relative to indicating appropriate names for all interior streets and cul-de-sacs.

(OVER)

- J. The appropriate easement for the 16" Cities Service pipeline adjacent to the west side of Webb Road, shall be indicated on the plat.
- K. The existing airplane hangers and other buildings located on proposed Lots 14 and 15 have not been indicated on the preliminary plat. The applicant shall be prepared to comment as to whether or not said buildings are to remain or are to be removed.
- L. If it is intended to retain the existing ponds on proposed Lots 1 and 14, the applicant shall furnish evidence to the Maintenance-Flood Control Office that a State Board of Water Resources permit has been obtained for said ponds.
- M. Reservation of a corridor across the western portions of Lots 1 and 6 for the Northeast Circumferential right-of-way and interchange at Rock Road will be discussed at the Subdivision Committee meeting.
- N. A 35 foot building setback from all street rights-of-way shall be included on all Lots.
- O. Appropriate Block numbers or letters shall be indicated on the plat.
- P. It is recommended that Lots 13 thru 19 not be finalized until a better interior street system and lotting arrangement can be designed to eliminate direct curb cuts to major streets.
- Q. The proposed rail crossing at 37th Street North will be discussed at the meeting.
- R. It is recommended that Lot 1 be redesigned into more lots which should eliminate future lot split requests.
- S. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- T. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations.

Map No.: 6051  
Section No.: 32  
Twp. No.: T 26 S  
Range: R 1 E

S/D No. 74-85

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Comotara Business Park  
General Location: South of 37th Street North between  
Rock Road and Webb Road  
Name of Property Owner: Wichita Land Company  
Address: 260 North Rock Road, Suite 245 Phone: 685-4318  
Name of Subdivider: Van Doren-Hazard-Stallings  
Address: 260 North Rock Road, Suite 250 Phone: 686-7303  
Name of Agent/Surveyor: "  
Address: " Phone: "  
Date of Application: July 8, 1974

SUBDIVISION INFORMATION:

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>363 acres</u>                                  | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:   | a. <u>100'</u> R/W <u>900</u> ft.                                 |
| Residential _____  | b. <u>70'</u> R/W <u>6100</u> ft.                                 |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial <u>19</u>   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>19</u>   | TOTAL <u>7000</u> ft.   |
| 3. Minimum Lot Frontage <u>284</u> ft.                                     | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>130,640</u> sq. ft.                                 | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R-1</u>  |   |
| 6. Proposed Zoning <u>E</u>  |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)           |   |
| 12. City of Wichita <u>Three-Mile Area</u>                                 |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Earl R. Williams  
Earl R. Williams, Vice President

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Jack Dalbarr  
Date 7-9-74  
Fee Submitted 104.00



ARCHITECTS - ENGINEERS

**VAN DOREN - HAZARD - STALLINGS**

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

July 8, 1974

Re: Comotara Business Park  
Our Job No. 40-074-004 A0

Wichita-Sedgwick County  
Metropolitan Area Planning Dept.  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are 29 copies of the preliminary plat for Comotara Business Park. Included with this submittal is the Wichita Land Company check in the amount of \$104.00 to cover the filing fee of \$50.00 plus \$54.00 for each of the eighteen lots over one at \$3.00 per lot.

Very truly yours,

*John E. Lundblade*

John E. Lundblade

JEL:et



Map No.: \_\_\_\_\_  
Section No.: 32  
Twp. No.: T 26 S  
Range: R 1 E

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Comotara Business Park  
General Location: South of 37th Street North between  
Rock Road and Webb Road  
Name of Property Owner: Wichita Land Company  
Address: 260 North Rock Road, Suite 245 Phone: 685-4318  
Name of Subdivider: Van Doren-Hazard-Stallings  
Address: 260 North Rock Road, Suite 250 Phone: 686-7303  
Name of Agent/Surveyor: "  
Address: " Phone: \_\_\_\_\_  
Date of Application: July 8, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 363 acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 19
  - Other \_\_\_\_\_
  - Total Number of Lots 19
3. Minimum Lot Frontage 284 ft.
4. Minimum Lot Area 130,640 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning E
7. Lineal Feet of New Streets:
  - a. 100' R/W 900 ft.
  - b. 70' R/W 6100 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 7000 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply No (Yes-No), Name City of Wichita
10. Public Sanitary Sewers No (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_  
Earl R. Williams, Vice President

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Submitted \_\_\_\_\_

T9-301B  
(2-71)



June 20, 1974

Mr. Earl R. Williams  
Vice President of the  
Wichita Land Company  
260 N. Rock Road, Suite 245  
Wichita, Kansas 67206

Subject: Annexation, Zoning and  
Platting of Comotara  
Business Park.

Dear Mr. Williams:

As I advised this morning, the following is a list of dates that we generally established for annexation, zoning and platting of the Comotara Business Park, keeping in mind that it assumes there will be a quorum for each board for their regular scheduled meeting dates.

Annexation

First Reading	Board of City Commission	July 2, 1974
Second Reading	Board of City Commission	July 9, 1974
City Clerk to publish ordinance effectuating annexation the day after primary election on August 7, 1974.		

Zoning

We are in receipt of your application for a change of zoning to "E" Light Industrial. We are still in need of an abstract ownership list and a filing fee. Enclosed is your check for \$400 that was made out in one place as \$4.00.

Mr. Earl R. Williams  
June 20, 1974  
Page Two

We are going to advertise the zone change request as a City case.  
It will be scheduled as follows:

MAPC	August 8, 1974
BCC	August 27, 1974
BCC (Second Reading)	September 3, 1974

Ordinance effectuating zone change published after plat  
is recorded (tentatively scheduled time - September 6, 1974)

Platting

Because of the additional time needed for you to determine the  
design of the preliminary plat, the following schedule was generally  
agreed to:

Closing Date

July 8, 1974

July 22, 1974

Hearing Date

Subdivision Committee - Preliminary  
Plat - July 18, 1974

Subdivision Committee - Final  
Plat - August 1, 1974

MAPC hearing of Final Plat - August 8, 1974

After the MAPC hearing of the plat it is necessary that all  
conditions of approval be complied with prior to forwarding onto  
the Board of City Commission. Assuming that you complete all the  
requirements by August 21, 1974, the plat could be considered by  
the Board of City Commission on August 27, 1974, the same date as  
the zone case. The tracing should then be able to be released on  
or about August 30, 1974 to be recorded with the Register of Deeds  
the first week in September.

Upon your review of these dates, if you do not concur, please advise  
and I'll check them. If you have any questions on the procedures,  
please advise.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js

Mr. Earl R. Williams  
June 20, 1974  
Page Three

cc: Keith E. Parker  
1021-1 East Waterman  
Wichita, Kansas 67211

Mr. Philip Snodgrass  
Wichita Land Company  
260 North Rock Road  
Wichita, Kansas 67206

Mr. John Lundblade  
Van Doren-Hazard-Stallings-Schnacke  
Engineers - Architects  
260 North Rock Road  
Wichita, Kansas 67206

Form 227-21

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_

Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_